Expiry Date – 28/02/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1645/23 **Recommendation – APPROVE**

Site: 125 Meadow Road, Worthing, West Sussex

Proposal: Erection of free standing portal frame Van Port to parking forecourt area, spray painting of the existing cladding to two elevations, and associated alterations to existing parking layout.

Date of site visit: 13/02/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located within Meadow Road Industrial Estate off Dale Road. The site contains a large industrial unit housing a car dealership with surrounding car parking.

The site is not within a conservation area and is not within the setting of any listed buildings.

Proposal

Planning permission is sought for a single storey open sided structure to shelter two vans at drop off.

Two facades of the existing building will be painted and the parking in the forecourt formalised.

Relevant Planning History:

04/00080/FULL
Use of workbay two for MOT testing and inspection. Approved 26 February 20024

Consultations:
West Sussex County Council as Local Highway Authority: This application seeks the erection of a free-standing portal frame van port, spray painting of existing cladding and alterations to existing parking layout. The site is accessed from Dale Road, an unclassified road subject to a speed restriction of 30 mph. No alterations are proposed to the existing vehicular access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access. The proposals include the formalisation of the existing parking arrangement, and the proposed layout demonstrated in the plans appears acceptable. In summary, the LHA does not consider that this

proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

Private sector housing: No comment

Environmental health Public health: There are no adverse EH comments for this application

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM10, DM11
National Planning Policy Framework (HCLG 2021)
Planning Practice Guidance

Planning Assessment

There is no objection in principle to extensions and alterations to commercial properties within the built-up area subject to assessment of other material considerations.

Design and visual amenity

The proposed single storey van port is to be located in the car parking area. It is considered to be of a scale and design appropriate for its context within the commercial estate.

Painting does not usually require planning permission and so the proposal is considered acceptable.

The formalisation of the car parking does not have any discernible impact on visual amenity.

The proposals are therefore considered to respect and enhance the character of the site and the prevailing character of the area.

Residential amenity

There are no nearby residents who would be affected by the proposals.

Transport

The site is accessed from Dale Road, an unclassified road subject to a speed restriction of 30 mph. No alterations are proposed to the existing vehicular access arrangement. The proposed development is not anticipated to give rise

to a material intensification of use of the existing access. The proposals include the formalisation of the existing parking arrangement, and the proposed layout is acceptable.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

Informative
Standard NPPF informative – application approved with no amendment.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Louise Prew Date: 13/02/2024

Authorised by: Gary Peck Date: 13 February 2024